



## ASSOCIATION NEWSLETTER

August 3, 2012

### NEW BOARD MEMBER APPOINTED

To fill a vacancy on the Board, at last month's Board Meeting, the Board appointed Mr. Jaime Escobedo to finish out Greg Honnold's term. For all owners who expressed interest in filling in the vacant spot, thank you. In January, if you are still interested on serving, please have someone nominate you at the Annual Meeting. The Board looks forward to Jaime's input.

### DIRTY VEHICLES CAUSING COMPLEX TO LOOK UNSIGHTLY

There are several vehicles in the parking lot by Bldgs 7602-7606 that appear to be abandoned. While the registration tags on these vehicles are current, the condition of these vehicles gives one the impression that they're not being used. If you own these vehicles (white SAAB, blue BMW, silver BMW, red Miata, etc), please wash them and, if needed, repair any flat tires. Otherwise, the Association may tag these vehicles (and any looking in the same condition) and tow them at the vehicle owners' expense. Thank you.

### EXTERIOR ALTERATIONS MUST HAVE BOARD'S PRIOR APPROVAL

Just a reminder, before you alter the exterior of your unit in any shape, size or form, please make sure to the Board's pre-approval. What this entails is to submit a written request with the specific information and then attending a board meeting to present your request.

### EXERCISE ROOM REMINDER

The Exercise Room is being frequently used by our residents. To give everyone an equal opportunity to use it, please remember to be considerate to others. Thank you.

### IMPROPER OR UNAUTHORIZED EXTERIOR MODIFICATIONS NEED TO BE REMOVED PRIOR TO EXTERIOR PAINTING

As you know, the Association is planning to start painting the exterior of the buildings in the very near future. The work will begin at Bldg 7610 and the painters will work their way around the Development and will end at 7640.

If your unit has had exterior alterations without the Board's approval or non-compliant to the Association's policy, please promptly remove them. Otherwise, the Association will have it done and pass on all related costs to you.

If you have lattice work on the patio, (should be only about waist high or so) you are responsible to arrange and pay the painting contractor directly (Robert of Affordable Painting, 805-455-5700). The Association is not responsible for its maintenance. If your lattice work enclosure is in bad condition, please consider removing it all together. Should you wish to replace it, you will need to ask for permission from the Board. Please put your request in writing.

This brings us to another point. Many doors to the laundry and water heater closets are delaminated and in need of replacement. You may want to get them done before the painters start. The painters will only do the exterior side of the door. Owners who replace their doors will need to prime, prep and paint the rest.

### LARGE ITEMS LEFT AT TRASH COSTING ASSOC HAULING FEE

As you know, extra ordinary sized items that are left at the trash enclosures will not be picked up

by Marborg Industries. The Association has to call a hauler to discard the item(s). Consequently, it costs the Association monies. If you need to get rid of large items, please make your own arrangement. Thank you.

### **ASSOCIATION WELCOMES NEW MEMBER**

The Association would like to welcome its latest member: Mr. D. Reed.

### **GYM ROOM REMINDERS**

Please be considerate of the shared, gym room space especially during peak hours when several residents may be using the gym at the same time. Given the minimal floor space, please economize on how much room and what equipment you use so everyone can get their workout in! And as always, don't forget to rack your weights, hit the off buttons on the cardio equipment and fans, and generally straighten up so the next person doesn't have to pick up your mess. Thank you.

### **CALL SHERIFF FOR TRESPASSERS**

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

### **MAINTENANCE CONCERNS? CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **NEW INFORMATION NEEDED**

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for August 9, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: BARTLEIN & COMPANY, INC.  
(805) 569-1121 FAX (805) 682-4341  
3944 State Street, Suite 200  
Santa Barbara, CA 93105  
Email: [jamesn@bartlein.com](mailto:jamesn@bartlein.com)

 Bartlein  
& Company, Inc.